

REPORT OF THE ZONING BOARD OF APPEALS

The Zoning Board of Appeals consists of three permanent members and three associate members, each appointed by the Board of Selectmen for a three year term. The permanent members on the current Board are Richard L. Seegel, Chairman, Cynthia S. Hibbard and David G. Sheffield. The associate members are Robert A. Bastille, J. Randolph Becker, Vice Chairman and Robert W. Levy. Lenore R. Mahoney serves as Executive Secretary.

The Board of Appeals is empowered to hear and decide Appeals, Petitions for Variances, Findings, Comprehensive Permits and Special Permits, in accordance with the Zoning Bylaws of the Town and MGL Chapters 40A and 40B. Public hearings are held at least once a month. The Board of Appeals office in the lower level of the Town Hall is open weekdays from 8 a.m. to 1:00 p.m., and from 2:00 p.m. to 4 p.m. [(781) 431-1019, ext. 208]

From July 1, 2005 to June 30, 2006, 20 Public Hearings were held by the Board of Appeals. A total of 88 petitions were filed during that period, which was a decrease of 12 cases from the previous year. One Variance request under Section XIX (Yard Regulations) of the Zoning Bylaw was withdrawn without prejudice. There were 21 requests for Special Permits or renewal of Special Permits previously granted for uses not allowed by right in a Single Residence District or a Business District, including educational uses, two-family residences, three-family residences, boarding or lodging houses, drive-through windows, home occupations, and non-accessory parking. There was one request for a Special Permit under Section XXI (Off-Street Parking) of the Zoning Bylaw. There was one request for a Special Permit under Section XXIIC (Antennas) of the Zoning Bylaw. Two requests for Special Permits under Section XII (Business District A) of the Zoning Bylaw were withdrawn without prejudice. Site Plan Approval under Section XVIIIA was granted for one Major Construction Project. Eight requests for Special Permits for signs were filed under Section XXIIA, which regulates billboards, signs and other advertising devices within the Town. Four Appeals of the Decision of the Inspector of Buildings were filed under Section XXIV-C, which regulates appeals to the Permit Granting Authority under the Zoning Bylaw and the Zoning Act, Chapter 40A, Massachusetts General Laws. One request for Comprehensive Permit was filed under Chapter 40B of the Massachusetts General Laws, which regulates regional planning. The Board also heard 41 requests for Special Permit/Findings pursuant to Section XVII, which governs pre-existing nonconforming structures and uses. Seven requests for Special Permit/Findings were withdrawn without prejudice.

The Board suggests that petitioners who intend to file any type of request for a hearing should consult the Wellesley Zoning Bylaw, which may be viewed on the Town Website: www.wellesleyma.gov/Boards&Committees/ZoningBoardofAppeals/ZoningBylaws or viewed in the Board of Appeals office, the Building Department, or the Wellesley Public Library. Copies of the Wellesley Zoning Bylaw may be purchased at the office of the Town Clerk. Application forms and instruction sheets are available for all petitions on the Town Website: www.wellesleyma.gov/Boards&Committees/ZoningBoardofAppeals or in the office of the Board of Appeals. The Executive Secretary of the Board of Appeals is available to assist petitioners with information regarding the petition process and help in completing the required forms.